

91 Gladstone Road, Coalfalls, Qld 4305

Residential Land For Sale

Monday, 8 July 2024



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Type: Residential Land



Jacky Cheung
0466402718

Land From \$420000

Discover the perfect location for your dream home with six vacant lots available in the highly sought-after area of Coalfalls. This prime real estate offers convenience and flat terrain, flood-free with a river view. The origin of the suburb name comes from James Blair's house, Coalfalls, which in turn probably takes its name from the sighting of coal seams in this area, most notably along the banks of the Bremer River and 2 km north-west of central Ipswich. Land Details and Pricing: Lot 1: 801 m² - Under Contract Lot 2: 801 m² - Under Contract Lot 3: 671 m² - \$420,000 Lot 4: 709 m² (934 m² total) - \$428,000 Lot 5: 707 m² (932 m² total) - \$428,000 Lot 6: 672 m² - \$420,000 Location Highlights: 5 minutes / 2.5 KM to Ipswich CBD and Ipswich Train Station 3 minutes / 2.8 KM to Ipswich Grammar School 7 minutes / 3.9 KM to Ipswich Girls' Grammar School 2 minutes / 1.1 KM to Thomas Street Station 6 minutes / 2.8 KM to Ipswich Hospital 7 minutes / 3.9 KM to Major Riverlink Shopping Centre Development Timeline: Civil Works Commencement: Scheduled soon Land Registration: Expected in December 2024 Why Choose 91 Gladstone Road? Convenience: Ideally located near essential amenities and top-rated schools. Ease of Construction: Flat, square lots that minimize site work costs, meaning no excuses for the builder to add extra costs—this land is ready to build on. Flood-Free: Build with peace of mind. Quick Turnaround: Secure your land now and start designing with your builder. Once titles are issued in December 2024, proceed with Building Approval immediately. Full Turnkey House and Land Packages We offer comprehensive house and land packages in collaboration with a national award-winning builder. These packages include everything from site works and council applications to flooring, fencing, and landscaping. We ensure a seamless build-to-finish timeframe within 5 months. Investment Opportunities Maximize your investment with our SDA/NDIS builder options, providing rental income potential of up to \$160,000 per year for two participants. We offer complete guidance through the NDIS Registration Process, ensuring you're ready to earn as soon as construction is completed. First Home Buyers Incentive Take advantage of the government's \$30,000 First Home Owner Grant, applicable to brand new homes valued up to \$750,000 in Queensland. This is an excellent opportunity for first-time buyers to secure a new home in a prime location. Contact Us Secure your lot today and start planning your dream home in one of Coalfalls' most desirable areas. Contact us for more details and to arrange a viewing. Disclaimer: The images provided are for illustrative purposes only and may not fully represent the actual condition of the property. While we endeavour to ensure accuracy, we recommend seeking professional assistance to verify details, as our information is based on the best available knowledge but may not be entirely accurate. (Listing ID: 21136197)